



NEIGHBORHOODS FIRST

City of New Bedford - Mayor Jon Mitchell
DEPARTMENT OF PLANNING, HOUSING &
COMMUNITY DEVELOPMENT



PATRICK J. SULLIVAN, DIRECTOR

HOME OWNERSHIP OPPORTUNITY

Developed By:

Excalibur Property Management

In conjunction with the:



FALL RIVER/NEW BEDFORD

HOUSING
PARTNERSHIP

SINGLE FAMILY HOME FOR SALE
62 JIREH ST, NEW BEDFORD, MA
PURCHASE PRICE \$169,900



OPEN HOUSE DATES:

SATURDAY'S

June 24, July 1, July 8, July 15, July 22

1:00-2:00PM

Excalibur Property Management, in collaboration with the Office of Attorney General Maura Healey and the City of New Bedford's Department of Planning, Housing and Community Development, has recently completed the restoration of this single-family home as part of an ongoing effort by the City of New Bedford to promote new homeownership opportunities while restoring vacant and distressed properties. This property will be sold to an income eligible first time homebuyer in accordance with the City of New Bedford's HOME Program lottery guidelines.



EQUAL HOUSING
OPPORTUNITY



Lottery Listing Sheet

DEPARTMENT OF PLANNING, HOUSING & COMMUNITY DEVELOPMENT

HOME OWNERSHIP OPPORTUNITY

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62 JIREH ST, NEW BEDFORD

PURCHASE PRICE: \$169,900

OF UNITS (1), # OF BEDROOMS (3), # OF BATHS (1)

REALTOR : JOE CARVALHO – VICTORIA REALTY (508) 998-6466

or jcarvalho2006@comcast.net

OWNER/DEVELOPER : EXCALIBUR PROPERTY MANAGEMENT

- * Applicants must qualify for MassHousing’s “Buy New Bedford” program through a participating lender from the Fall River/New Bedford Housing Partnership (see attached list).
- * Applicants must be pre-approved during the 30 day lottery period beginning: *June 24 to July 24, 2017*. All pre-approved applicants will be notified and entered into the lottery drawing at a date to be determined after the 30-day preapproval period.
- * Applicants will have to provide a minimum of 1.5% (2,549.00) of the purchase price, from their own funds, for the required minimum down-payment of 3% (5,097.00).
- * Down-payment, gap financing and closing cost assistance may be available from the City of New Bedford in accordance with the City’s “Neighborhoods First” Program underwriting guidelines. Applicants must be First Time Homebuyers and complete an approved First Time Homebuyers Seminar.
- * Applicants gross annual household income cannot exceed 80% of the median family income for the City of New Bedford as established by HUD as follows:

1 person household	2 person household	3 person household	4 person household	5 person household	6 person household	7 person household	8 person household
\$35,250	\$40,300	\$45,350	\$50,350	54,400	\$58,450	\$62,450	\$66,500

